

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, FEBRUARY 23, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, FEBRUARY 23, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. SUBDIVISION DOCKET 121/15 – Request by 1100 PATTERSON, LLC to re-subdivide Lots Y-1 and Y-2 into Lots Y1-1 through Y1-32 and the creation of a public street, Square SP-1, Algiers Riverpoint Subdivision, Fifth Municipal District, bounded by Patterson Street, Thayer Street, Atlantic Avenue, and Abalon Court. The municipal address is 1100 PATTERSON STREET. (PD 12) (AB) (DEFERRED FROM THE JANUARY 26, 2016 CITY PLANNING COMMISSION MEETING)**
- 2. ZONING DOCKET 007/16 – Request by S & R PROPERTY INVESTMENTS, LLC for a Conditional Use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District, on Square 139, Lot 6B or 6, in the Fourth Municipal District, bounded by Hastings Place and Saint Mary and Magazine Streets. The municipal address is 1814 MAGAZINE STREET. (PD 2) (DA) (DEFERRED FROM THE JANUARY 12, 2016 CITY PLANNING COMMISSION MEETING)**
- 3. ZONING DOCKET 009/16 – Request by CAJUN BROAD, LLC for a Conditional Use to permit a fast food restaurant with a drive-through facility in an**

HU-MU Neighborhood Mixed-Use District, on Square 363, Lots 16B or Pts. 15-16, 15 A, 14 or 14 Pt. 13, 13 and M, in the Second Municipal District, bounded by Bienville Avenue and North Broad, Iberville and North White Streets. The municipal addresses are 217-233 NORTH BROAD STREET AND 2706-2716 BIENVILLE AVENUE. (PD 4) (TA) **(DEFERRED FROM THE JANUARY 26, 2016 CITY PLANNING COMMISSION MEETING)**

4. **ZONING DOCKET 011/16** – Request by JENNIFER K. BAGERT for a text amendment to Article 11 and Appendix A of the Comprehensive Zoning Ordinance to create the HU-RML Low Density Multi-Family Residential District and to specify the district’s consistency with the Master Plan’s Future Land Use Designations. (LM) **(DEFERRED FROM THE JANUARY 26, 2016 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

5. **ZONING DOCKET 012/16** – Request by WILLIAM VAN HOWENSTINE for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District, on Square 131, Lot 1 or A, and Pt. 18 and Lot 17 and rear Pt. 18 or 17-A, in the Fifth Municipal District, bounded by Thayer, Slidell, and LeBoeuf Streets and Opelousas Avenue. The municipal address is 700 THAYER STREET. (PD 12) **(SK)**
6. **ZONING DOCKET 013/16** – Request by SAMUEL P. STEWART AND JACQUELINE L. STEWART for a Conditional Use to permit a fast food restaurant with a drive-through facility in a C-1 General Commercial District and ICUC Inner-City Urban Corridor District overlay, on Square 495, Lot 3 and Pt. 4 and B or Lots 5 Pt. 4, in the Seventh Municipal District, bounded by South Carrollton Avenue and Oleander, Dublin and Forshey Streets. The municipal address is 3212-3218 SOUTH CARROLLTON AVENUE. (PD 4) **(REQUEST WITHDRAWN - APPLICATION WAS DETERMINED TO NOT BE REQUIRED)**
7. **ZONING DOCKET 014/16** – Request by CONSTANT MANAGERS, LLC for a Conditional Use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 191, Lots 12 and 13, or 20 and 21, in the First Municipal District, bounded by Thalia, Prytania and Melpomene Streets and Saint Charles Avenue. The municipal addresses are 1407-1409 PRYTANIA STREET. (PD 2) **(AB)**
8. **ZONING DOCKET 015/16** – Request by TCHOUPAZINE, LLC for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM2 Multi-Family Residential District, on Square 113, Lot 30A, in the First Municipal District, bounded by Race, Constance, Euterpe and Annunciation Streets. The municipal address is 921 RACE STREET. (PD 2) **(VM)**

9. **ZONING DOCKET 016/16** – Request by LORIN R. JOHANSON for a Conditional Use to permit a community center in an HU-B1A Historic Urban Neighborhood Business District, on Square 920, Lots H, I, J (Proposed Lot H1), in the Third Municipal District, bounded by Arts, North Johnson, Painters and North Prieur Streets. The municipal address is 1941 ARTS STREET. (PD 7) **(DA)**
10. **ZONING DOCKET 017/16** – Request by MAZANT, LLC AND JOHN J. CUMMINGS, III for a Conditional Use to permit a hotel/hostel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 132, Lots S or S2, 21 or 21A, R1 or R, S, and T, 6 or Pt. 4, 7 and 8, in the Third Municipal District, bounded by Mazant, Chartres, Bartholomew and Royal Streets. The municipal addresses are 600-626 MAZANT STREET, 4024-4030 ROYAL STREET AND 4019 CHARTRES STREET. (PD 7) **(SL)**
11. **ZONING DOCKET 018/16** – Request by CITY COUNCIL MOTION NO. M-16-21 for a Text Amendment to amend the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the *Adult Live Performance Venue IZD*, the intent of which is to classify Adult Live Performance Venues in the VCE Vieux Carré Entertainment District (Article 10, Section 10.2.A) as Conditional Uses; the area of applicability shall be limited to the VCE Vieux Carré Entertainment District (Article 10 Section 10.2.A). **(CB)**
12. **ADULT LIVE PERFORMANCE VENUE STUDY** – Request by City Council Motion M-16-22 for the City Planning Commission to conduct a public hearing and study on the regulation of Adult Live Performance Venues in the City of New Orleans. The study should consider amendments to VCE Vieux Carre Entertainment District in the Comprehensive Zoning Ordinance. The Study should consider limitations on the number of such establishments, best practices of other cities, land use regulatory mechanisms, use standards, and input from industry representatives and impacted businesses. **(SL)**
13. **SUBDIVISION DOCKET 001/16** – Request by BURGUNDY HOLDINGS, LLC & ROSE KAZENMAIER to re-subdivide Lots 11 and 12 into proposed Lots 11A and 12A, Square 86, Second Municipal District, bounded by Burgundy Street, Dumaine Street, Dauphine Street, and St. Ann Street. The municipal addresses are 816 AND 818 BURGUNDY STREET. (PD 1) **(BP)**
14. **SUBDIVISION DOCKET 009/16** – Request by 1100 PATTERSON, LLC to re-subdivide Lots Y-1 and Y-2 into Lots Y1-1 through Y1-17, Square SP-1, Algiers Riverpoint Subdivision, in the Fifth Municipal District, bounded by Patterson Street, Thayer Street, Atlantic Avenue and Abalon Court. The municipal address is 1100 PATTERSON STREET. (PD 12) **(AB)**

15. **SUBDIVISION DOCKET 010/16** – Request by 1100 PATTERSON, LLC to re-subdivide Lots Y-1-17 into Lots Y1-1-18 through Y1-45 and the creation of a public street, Square SP-1, Algiers Riverpoint Subdivision, in the Fifth Municipal District, bounded by Patterson Street, Thayer Street, Atlantic Avenue and Abalon Court. The municipal address is 1100 PATTERSON STREET. (PD 12) **(AB)**
16. **HONORARY STREET NAME CHANGE PROCESS STUDY** – Request by City Council Motion M-15-444 for the City Planning Commission to conduct a public hearing and study to amend its Administrative Rules, Policies & Procedures relative to the creation of an honorary street name change process. **(SK/NJ)**
17. **NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) STUDY** – To consider modifications to the NPP to further enhance early notification and the dissemination of information related to development projects. **(VM)**
(DEFERRED TO THE MARCH 8, 2016 CITY PLANNING COMMISSION MEETING)

C. OTHER BUSINESS:

18. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(SKK)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the January 26, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk